



# FREDERICK COUNTY PLANNING COMMISSION

August 11, 2010

**TITLE:** Pawn Shop Text Amendment

**FILE NUMBER:** ZT-10-03

**REQUEST:** To Amend §1-19-5.310 *USE TABLE* under the category of Commercial Uses – Retail

To Amend §1-19-11.100 *DEFINITIONS* by adding a definition for “Pawn Shop”

**PROJECT INFORMATION: N/A**

**APPLICANT/REPRESENTATIVES:** (as applicable)

APPLICANT/OWNER: Board of County Commissioners

Engineer: N/A

Architect: N/A

ATTORNEY: Michael Chomel, Deputy Assistant County Attorney

**STAFF:** Mark Depo, Deputy Director of Planning  
Larry Smith, Zoning Administrator

**RECOMMENDATION:** Hold a public hearing and provide a recommendation to the BoCC.

**Enclosures:**

- Exhibit # 1: Staff Report  
# 2: Letter from Peter McDonald  
# 3: Letter from Zoning Administrator  
# 4: Draft Ordinance

# STAFF REPORT

## BACKGROUND

After receipt of a Zoning Verification request to locate a Pawn Shop along Buckeystown Pike within the General Commercial (GC) zoning district, Staff found that no use currently listed in § 1-19-5.310 *USE TABLE* could be found similar to a Pawn Shop.

At the BOCC Administrative Business session held on May 13, 2010, the BoCC directed Staff to move forward with a text amendment to add Pawn Shop to the *USE TABLE*.

The Board of County Commissioners (BOCC) conducted worksessions on May 12, June 29, and July 1, 2010 to review Staff recommendations and a draft text amendment for the use of Pawn Shop permitted within the General Commercial (GC) zoning district.

The General Commercial District is intended to provide for general retail commercial and business services with a minimum road classification of collector as designated on the Comprehensive Development Plan. Pawn Shop is generally compatible with land uses currently permitted within the GC zoning district. The text amendment proposes adding Pawn Shop to § 1-19-5.310 *USE TABLE* under the category of Commercial Uses – Retail and permitted in the GC zone with site development plan approval.

Staff also proposes adding the following definition to § 1-19-11.100 *DEFINITIONS* subsection (B) as follows:

**PAWN SHOP. ANY BUSINESS THAT ENGAGES IN THE RETAIL SALES OF PERSONAL PROPERTY AND THAT ALSO LOANS OR ADVANCES MONEY ON DEPOSIT OF PERSONAL PROPERTY ON CONDITION OF SELLING THE SAME BACK AGAIN TO THE DEPOSITOR.**

## PROPOSED TEXT AMENDMENT

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[Additions are shown in capitals and bold type; deletions are shown as strike-through.]

§ 1-19-5.310. *USE TABLE*.

	Zoning Districts													
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI
Commercial Business and Personal Services														
<b>PAWN SHOP</b>											<b>PS</b>			

§ 1-19-11.100 DEFINITIONS.

**PAWN SHOP. ANY BUSINESS THAT ENGAGES IN THE RETAIL SALES OF PERSONAL PROPERTY AND THAT ALSO LOANS OR ADVANCES MONEY ON DEPOSIT OF PERSONAL PROPERTY ON CONDITION OF SELLING THE SAME BACK AGAIN TO THE DEPOSITOR.**

**AGENCY COMMENTS**

Planning Staff referred the proposed amendments to other County agencies for input and no comments have been received.

The Citizens Zoning Review Committee (CZRC) during the review of the zoning ordinance did not specifically address this issue.

**STAFF RECOMMENDATION**

Hold a public hearing and provide a recommendation to the BoCC.